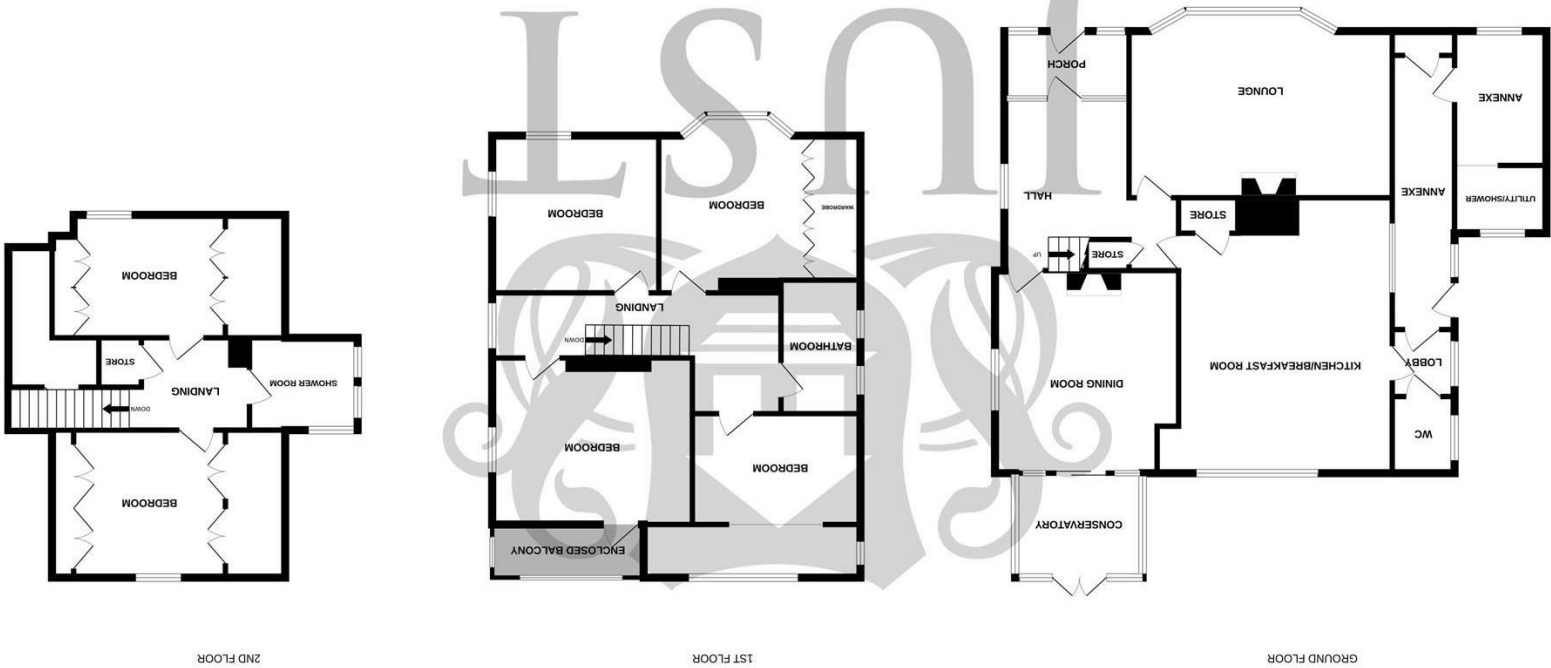




Energy Efficiency Rating		
	EU Directive 2002/91/EC	Not energy efficient - higher running costs
		G (1-20)
		F (21-30)
		E (31-40)
		D (41-50)
		C (51-60)
		B (61-80)
		A (81-100)
		Very energy efficient - lower running costs
		Current
Potential	75	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

1ST FLOOR

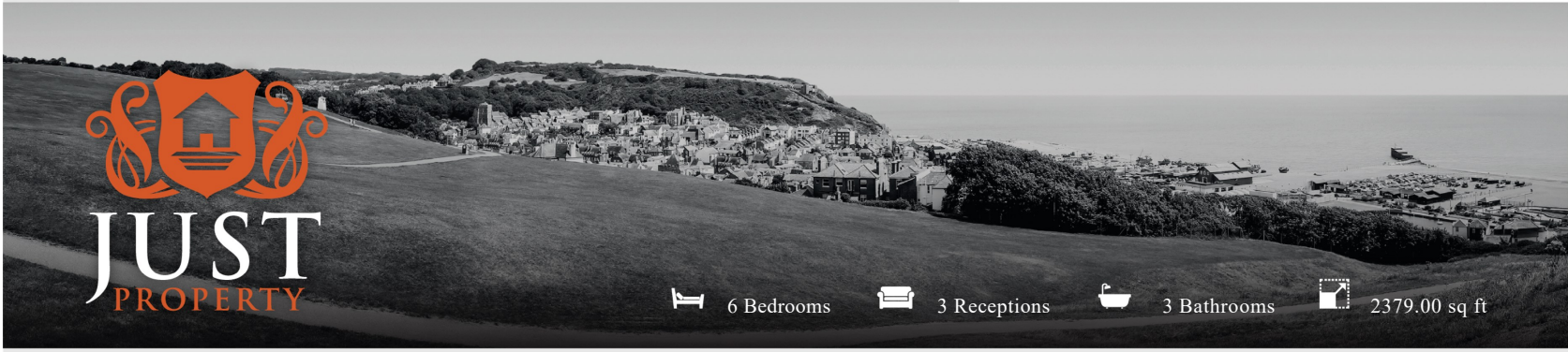
2ND FLOOR



FLOORPLANS

Holly Court 13 Stanley Road, Hastings, TN34 1UE

www.justproperty.net



6 Bedrooms 3 Receptions 3 Bathrooms 2379.00 sq ft

Holly Court 13 Stanley Road, Hastings, TN34 1UE

Freehold

£850,000





Freehold

£850,000



6 Bedrooms



3 Receptions



3 Bathrooms



2379.00 sq ft

PROPERTY DETAILS

A stunning and beautifully presented six-bedroom family home, ideally situated just outside Hastings Town Centre, with magnificent views of the sea and castle.

This substantial property is perfectly placed within walking distance of the peaceful Linton Gardens and Alexandra Park, as well as Hastings Town Centre with its wide range of shops, mainline railway station with London connections, the seafront and beaches, and the vibrant Hastings Old Town with its independent cafés, restaurants and boutiques.

The current owner has significantly enhanced the accommodation, which now offers six double bedrooms, a bathroom with bath and shower, two additional shower rooms, a generous family sitting room with hearth and log-burner, a separate dining room, also with log-burner, a rear conservatory, and a well-appointed kitchen/breakfast room. Many original features remain in place, complemented by gas-fired central heating and UPVC double glazing.

A particular highlight of this impressive home is the excellent outside space. To the front is an attractive garden and ample off-road parking together with a double garage with an electric up-and-over door. The enclosed rear garden enjoys established planting, two terraces ideal for outdoor dining and relaxing, and a recently constructed gym/studio with an adjoining hobby room and separate potting shed. The property also benefits from a useful basement with ample storage and external access.

Tastefully maintained and decorated both internally and externally, this home is an outstanding opportunity for a new owner to enjoy the numerous and delightful facilities that it presents.

To fully appreciate this magnificent family home, viewing is highly recommended through the vendors' chosen sole agents, Just Property.

Call 01424 444100 for further details or to arrange an appointment.



ROOM DIMENSIONS

Front Door

Entrance Porch

Hallway
15'1" (4.60)

Family Lounge
18'0" x 16'6" (5.49 x 5.03)

Dining Room
16'0" x 15'3" (4.88 x 4.67)

Conservatory
13'5" x 6'3" (4.11 x 1.93)

Kitchen / Breakfast Room
20'6" x 10'5" (6.25 x 3.20)

Corridor To Annexe
21'4" (6.51)

WC

Storage Cupboard

Annexe
10'11" x 6'10" (3.33 x 2.10)

Utility / Shower
6'10" x 6'4" (2.10 x 1.95)

Stairs To Landing

Bedroom
16'6" x 16'0" (5.05 x 4.88)

Bedroom
15'3" x 11'6" (4.67 x 3.51)

Enclosed Balcony
11'1" x 3'8" (3.40 x 1.12)

Bedroom

16'4" x 13'3" max (5.00 x 4.06 max)

Bedroom
4.09 x 2.97

Bathroom

Stairs To Landing

Bedroom with eaves storage
11'6" x 10'4" (3.53 x 3.15)

Bedroom with eaves storage

Shower Room / WC

Loft Storage

Basement

Gym / Studio

Hobby Room

Potting Shed

Double Garage

Front Garden

Off Road Parking x 4

Rear Garden

FEATURES

- CHAIN FREE
- Six Bedrooms
- Bathroom & Two Shower rooms
- Fabulous Quality Substantial Family Home
- Walking Distance To Hastings Train Station, Parks, Town Centre and Seafront / Beaches
- Wonderful Views Over English Channel
- Many Original Features
- Double Garage and Ample Off Road Parking
- Annexe Area with Utility Zone
- Ample Level Garden with Outbuildings and Great Plants

